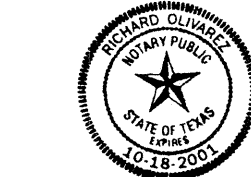
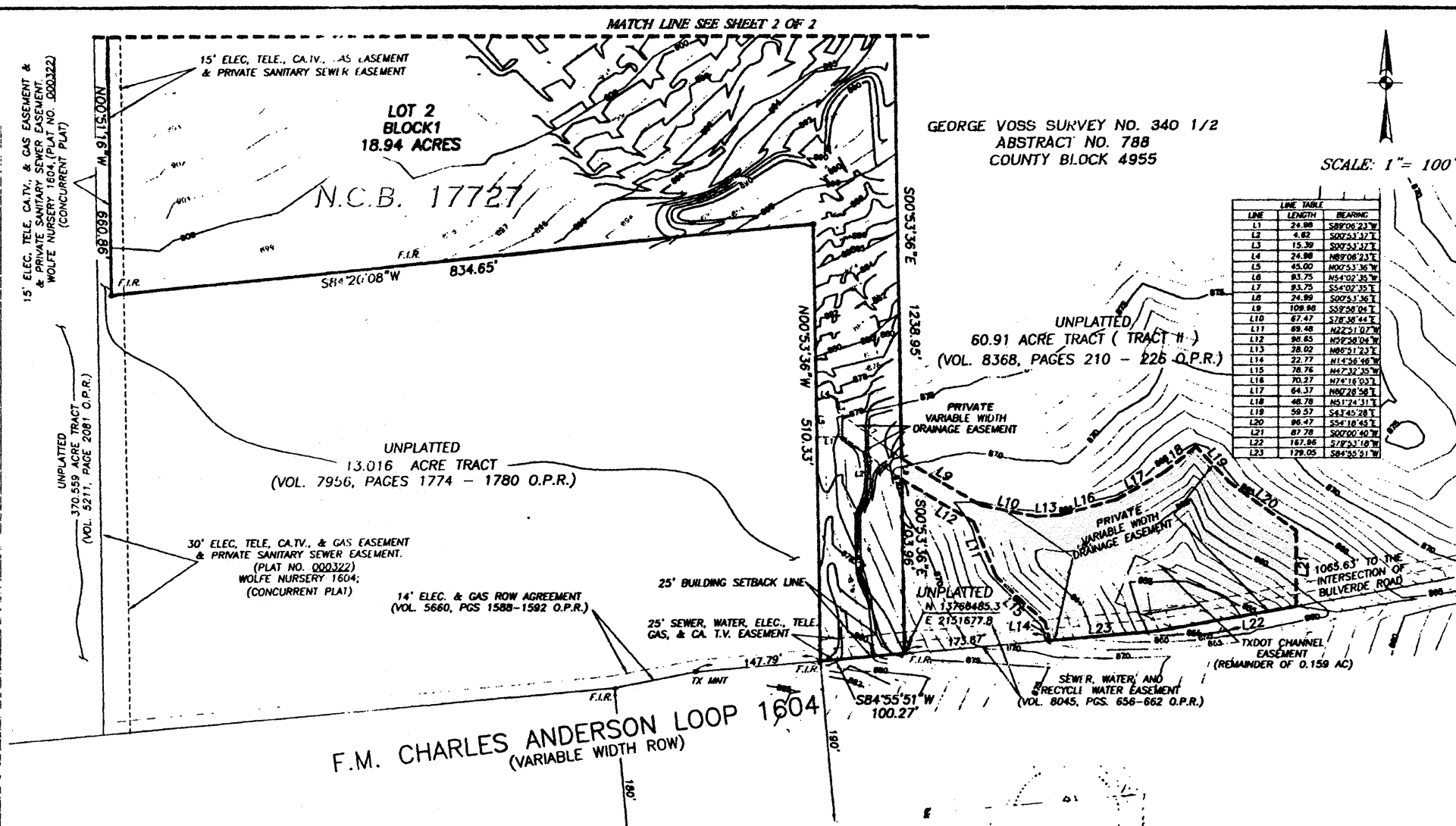


RECORDERS MEMORANDUM
AT THE TIME OF RECORDATION, THE INSTRUMENT WAS FOUND TO BE IN CONFORMANCE WITH THE REQUIREMENTS OF THE TEXAS INSTRUMENT ACT, CHAPTER 65, AND THE INSTRUMENT WAS RECORDED IN THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, IN BOOK 9551, PAGE 18.

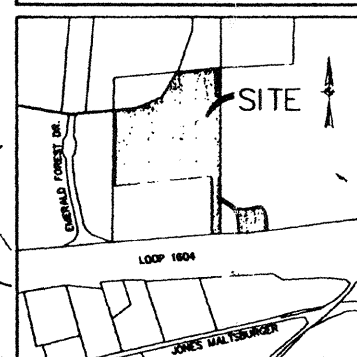
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1001-009639 P 03551 00018



PLAT NO. 990372



LOCATION MAP
NOT TO SCALE

- NOTES:
- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED
 - THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND
 - THE BEARINGS FOR THIS PLAT ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID BEARINGS FOR THE TEXAS SOUTH CENTRAL ZONE NORTH AMERICAN DATUM
 - N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LONESTAR, 1953 (P.I.D. #AY1808) N: 13731222.2197 E: 2140320.8364 ORBATE, 1953 (P.I.D. #AY1961) N: 13731293.2612 E: 2127038.6019 BITTERS, 1953 (P.I.D. #AYD072) N: 13758584.2745 E: 2129377.7379
 - DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983
 - BEARINGS SHOWN MUST BE ROTATED 0000000° COUNTERCLOCKWISE TO MATCH N.A.D. 83

TxDOT NOTES:

- FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE R.O.W.'S, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION
- DRAINAGE/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY R.O.W.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY BEING PLATTED WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 100.37
- IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK FENCE MUST BE APPROVED BY TxDOT. PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY LOCATION OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

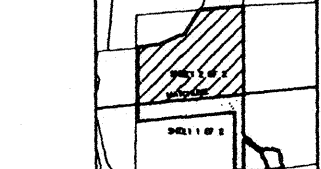
WATER EDR NO. 1011
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT

STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICK WOOD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

STATE OF TEXAS
COUNTY OF BEAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

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C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) has decided the easements and right-of-way for electric and gas distribution and service facilities in the area designated on this plat as "Electric Easement," "Gas Easement," "Sanitary Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, repairing, protecting, and erecting poles, hangers, or buying wires, cables, conduits, gutters or transformers, with all the necessary appurtenances together with the right of ingress and egress over and under the land, the right to relocate said facilities within and around and right-of-way and the right to remove them and build all lines or parts thereof, or other structures which endanger or may interfere with the efficiency of said lines or appurtenances, and the right to remove them and build all lines or parts thereof, or other structures which endanger or may interfere with the efficiency of said lines or appurtenances, and the right to remove them and build all lines or parts thereof.

LEGEND
E.L.C. = ELECTRIC
T.E.C. = TELEPHONE
C.A.T.V. = CABLE TELEVISION
E.S.M.T. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.L.R. = FOUND 1/2" IRON ROD
F.L.R. = FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"

O.P.R. = OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS
IX MNT = TxDOT MONUMENT



STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

STATE OF TEXAS
COUNTY OF BEAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

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COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 23rd DAY OF MAY, A.D. 2001, AT 2:10 P.M., AND DULY RECORDED IN THE PUBLIC RECORDS OF BEAR COUNTY, TEXAS, IN BOOK 9551, PAGE 18.

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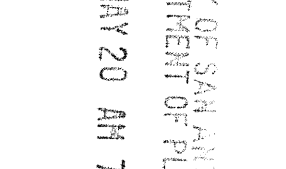
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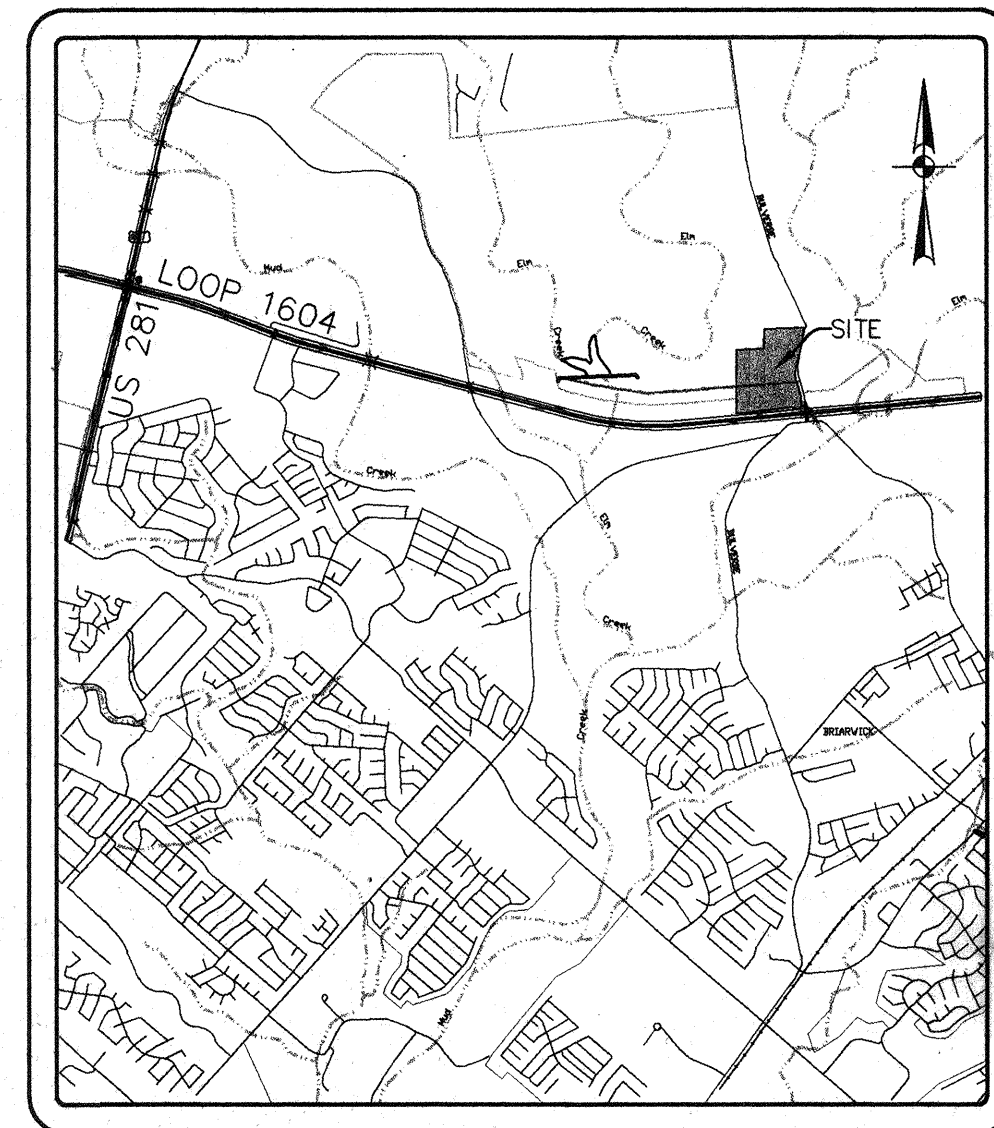
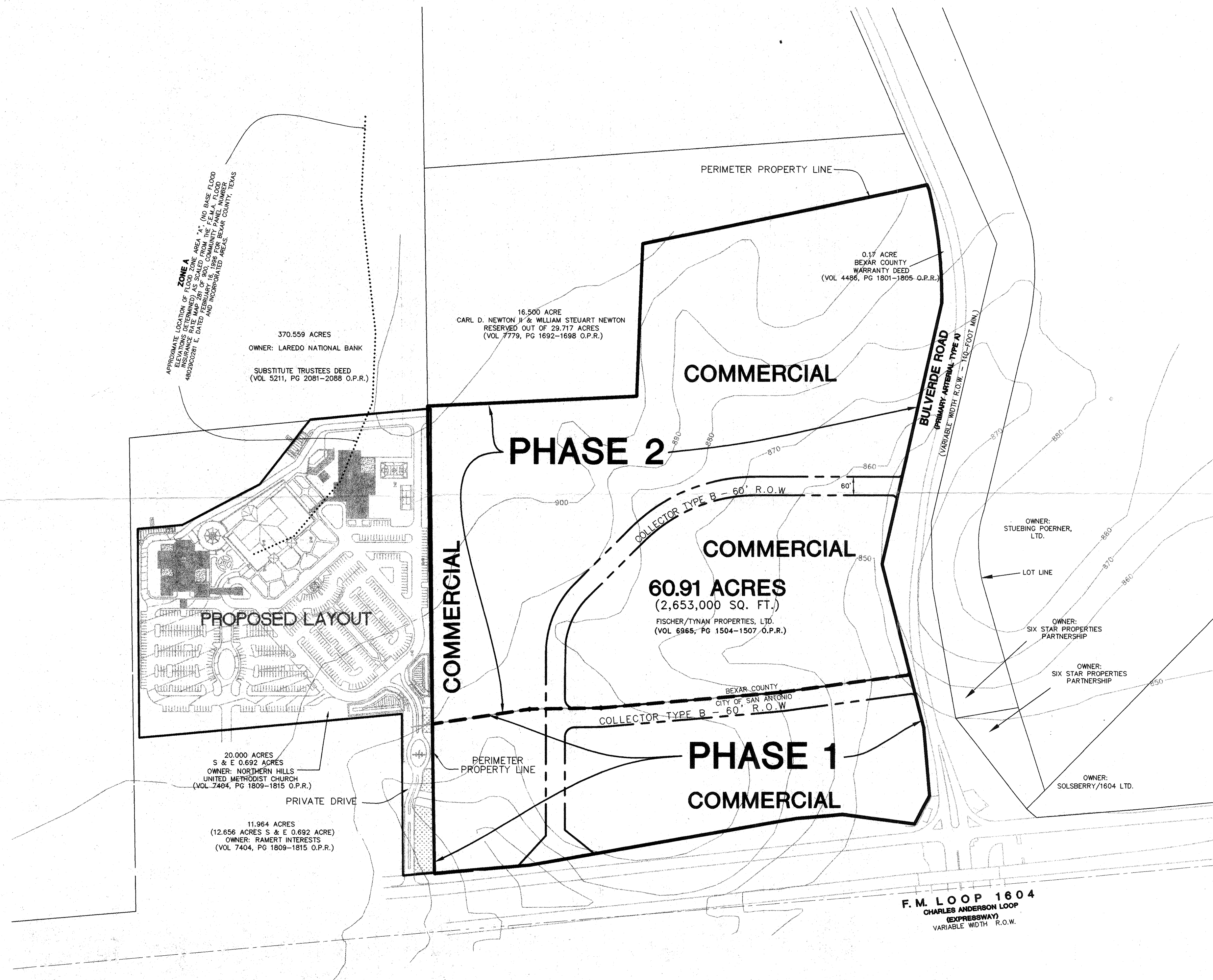
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LOCATION MAP

NTS

PLAN HAS BEEN ACCEPTED BY

COSA *[Signature]*

6-2-00 457-A
(date) (number)

If no plats are filed, plan will expire

On 12-2-01

1st plat filed on



SCALE: 1"=200'

LEGEND

CITY LIMIT LINE

PHASE BOUNDARY LINE

PROPERTY LINE

FEMA 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 4802900 95 AND 232, DATED FEBRUARY 16, 1996 FOR BEXAR COUNTY AND INCORPORATED AREAS.

| COMMERCIAL DEVELOPMENT | ACREAGE |
|------------------------|---------|
| PHASE 1 | 15.88 |
| PHASE 2 | 45.03 |
| TOTAL | 60.91 |

NOTE

THIS PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. PLEASE REFERENCE IMPERVIOUS COVER MASTERPLAN SUBMITTED TO SAWS AQUIFER STUDIES ON APRIL 14, 2000.

DEVELOPER
F.C.S. FISCHER, LTD
601 SONTERRA
SAN ANTONIO, TEXAS 78258

POADP NO. _____
(PREVIOUSLY EXPIRED POADP #457)

REVISIONS

PAPER-DANSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78216
210-375-0000
555 EAST RAISBY

F.C.S. FISCHER, LTD. - 60.91 ACRE TRACT
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
POADP NO. _____

JOB NO. 4763-04
DATE APRIL 2000
DESIGNER SEO
CHECKED SLW DRAWN SEO
SHEET 1 OF 1

M. 4496 02 DL SIGN CIVIL FL 4496A2.DWG JOB NO 4496 02



CITY OF SAN ANTONIO POADP APPLICATION

RECEIVED
00 MAY 30 PM 2:16
DEPT. OF PLANNING
AND DEVELOPMENT

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:

Date Submitted: _____ Name of POADP: FCS Fischer, LTD - 60.91 Ac. Tract

Owners: F.C.S. Fischer, LTD. Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 601 Sonterra Address: 555 E. Ramsey

Zip Code: 78258 Zip Code: 78216

School District: Northeast ISD Phone: (210) 375-9000

Existing zoning: B-3 Proposed zoning: B-3

Site is over/within/includes: Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: 2 ☒ Yes ☐ No
San Antonio City Limits? ☒ Yes ☐ No
Council District: 9
Ferguson map grid 518 B-3

| Land area being platted: | Lots | Acres |
|--------------------------------|----------|--------------|
| Single Family (SF) | _____ | _____ |
| Multi-family (MF) | _____ | _____ |
| Commercial and non-residential | <u>2</u> | <u>60.91</u> |

Is there a previous POADP for this Site? Name Fischer 61 Acre Tract No. 457

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this POADP or site? Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Dennis Rion, P.E.

Signature: 

Date: _____

Phone: 210/375-9000

Fax: 210/375-9010

- ☒ name of the POADP and the subdivision;
- ☒ indication of development phases on the POADP;
- ☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ☒ north arrow and scale of the map;
- ☒ proposed land use by location, type and acreage;
- ☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ☒ contour lines at intervals no greater than ten (10) feet;
- ☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ☒ existing adjacent or perimeter streets;
- ☒ one hundred year flood plain limits;
- ☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ☒ a complete application and certification, 8½ x 11 reduction with six full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);
- ☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ☒ TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210) 207-7501;
- ☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- ☒ the POADP ☐ does not ☒ does about State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ☒ The POADP ☐ is not ☒ is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;
- ☒ List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

North Loop 1604 East
Bulverde Road

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Dennis Rion, P.E.

Signature: _____



If you have any questions please call Elizabeth Carol at 207-7900

APPLICATION REVISED June 4, 1999

CITY OF SAN ANTONIO
APPLICATION FOR A PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN (POADP)

Date Submitted: December 22, 1994

Name of Application: Fischer + 61 Acre Tract

| | |
|---|-------------------------------|
| Owner/Agent: <u>George Fischer</u> | Phone: <u>826-8127</u> |
| Address: <u>101 Ivy Lane, San Antonio, TX</u> | Zip code: <u>78209</u> |
| Engineer/Surveyor: <u>Pape-Dawson Consulting Engineers, Inc.</u> | Phone: <u>824-9494</u> |
| Address: <u>9310 Broadway, Bldg. II, San Antonio, TX</u> | Zip code: <u>78217</u> |

Existing zoning: Temp R-1

Proposed zoning: B-3, B-2 & R-1

Texas State Plane Coordinates: X 2,185,108 Y 642,804
(at major street entrance)

| | | |
|--|--------------------------------|-------------------------------|
| Plat is over/within/includes: San Antonio City Limits | * Yes <input type="checkbox"/> | * No <input type="checkbox"/> |
| Edwards Aquifer Recharge Zone? | Yes <input type="checkbox"/> | No <input type="checkbox"/> |

| Land Area Being Platted: | <u>Lots</u> | <u>Acres</u> |
|--------------------------|----------------|--------------|
| Single-Family (SF) | <u>110</u> | <u>29.7</u> |
| Non-Single Family (NSF) | <u>Roadway</u> | <u>2.8</u> |
| Commercial & other | <u>4</u> | <u>28.5</u> |
| TOTAL = | <u>115</u> | <u>61</u> |

* Property partially within the City Limits (see Plan)

RECEIVED
94 DEC 22 PM 12:35
DEPT. OF PLANNING
LAND DEVELOPMENT
DIVISION 101

| | |
|--|---|
| Print Name: <u>George Fischer</u> | Signature: <u>George Fischer</u> |
| Date: <u>December 21, 1994</u> | |

Note: This application must be completed fully, and typed or printed legibly, for acceptance. 9/94

Dennis Rion



CITY OF SAN ANTONIO

January 20, 1995

Dennis Rion, P.E.
Pape-Dawson Engineers
9310 Broadway, Bldg II
San Antonio, Texas, 78217

RE: Fischer 61 Acre Tract Subdivision POADP #457

Mr. Fischer:

The City Staff Development Review Committee has reviewed your Fischer 61 Acre Tract Subdivision Preliminary Overall Area Development Plan #457. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210) 299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Pasley", written over a horizontal line.

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer
PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441



CITY OF SAN ANTONIO

June 2, 2000

Dennis Rion, P.E.

Pape Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: F.C.S. Fischer, Ltd

POADP # 457-A

Dear Mr. Rion,

The City Staff Development Review Committee has reviewed F.C.S. Fischer, Ltd. Subdivision Preliminary Overall Area Development Plan # 457-A. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process. Bexar County Public Works may require base flood elevations at the plat level.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Rion
Page 2
January 21, 2000

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in dark ink, appearing to read "Emil R. Moncivais", written in a cursive style.

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH Jr

cc: Andrew J. Ballard, P. E., City Engineer



CITY OF SAN ANTONIO

PAPE-DAWSON
ENGINEERS, INC.
RECEIVED

MAY 22 2000

RECEIVED
FILE
00 MAY 30 PM 2:16
PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

May 17, 2000

Dennis Rion, P.E.

Pape Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: F.C.S. Fischer, Ltd.

POADP #?

Dear Mr. Rion

The City Staff Development Review Committee has reviewed F.C.S. Fischer, Ltd. Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

1.) Sec. 35-2075 Information Required

(a) Perimeter property lines. **Are not clear and distinct.**

(e) Existing and proposed circulation system of collector, arterial, and local type B street and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system. **Were not provided.**

(h) Existing adjacent or perimeter streets (including right-of-way widths), intersections, and developments. **Were not provided.**

2.) Sec. 35-4110 Access From Major Thoroughfares

(d) Paragh, (2) The resulting additional ingress and egress of vehicles **Will** seriously disrupt the flow of traffic on the thoroughfare. A 1'-non accesses esm't will be required on the properties adjacent to the proposed collectors.

3.) Access needs to be provided to the adjoining properties for connectivity.

4.) The digital file was missing from submittal.

5.) we need a Tx-Dot letter.

6.) Reference to the exist. P.O.A.D.P. # 457 was not made in the application, please correct the application and resubmit.

If you have any questions or comments regarding this matter, please contact Michael Herrera at (210) 207-7900.

Sincerely

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH.Jr.

cc: Andrew J. Ballard, P. E., City Engineer

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1823795

AMT ENCLOSED

50-04-5573
PAPE-DAWSON ENGINEERING
555 EAST RAMSEY
S.A. TX. 78216

AMOUNT DUE 381.10
INVOICE DATE 5/04/2000
DUE DATE 5/04/2000

PHONE: 000 - 0000

FCS FISCHER LTD.
POADP

FACILITY LOCATION: 100 COMMERCE ST W

| INVOICE DATE | INVOICE | ACCOUNT | DUE DATE | OFFICE HOURS |
|--------------|---------|------------|-----------|--------------|
| 5/04/2000 | 1823795 | 50-04-5573 | 5/04/2000 | 7:45 - 4:30 |

| LINE | INDEX REF | DESCRIPTION | AMOUNT |
|------|------------|------------------|--------|
| 1 | 012542-001 | PLAN REVIEW FEES | 381.10 |

↓

| AGREEMENT DATES | SERVICE DATES | ORDINANCE | CONTRACT | DOCUMENT |
|-----------------|---------------|-----------|------------|-------------|
| ST: 05/03/2000 | 05/03/2000 | | CK# 029322 | FCS FISCHER |
| END | 05/03/2000 | | | |

| PREVIOUS BAL | CURRENT CHARGES | NEW BALANCE | TOTAL AMT DUE |
|--------------|-----------------|-------------|---------------|
| 0.00 | 381.10 | 381.10 | 381.10 |

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇒ Streets & Traffic ⇒ Drainage
- ☐ Building Insp.: ⇒ Tree Preservation ⇒ Fire Protection
- ☐ Bexar County Public Works
- ☒ Major Thoroughfare

#457-0.

FROM: Michael O. Herrera, Planner II

Date 5-31-00

POADP NAME: F. C. S. FISCHER LTD.

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 6-2-00 before the POADP committee.

☐ I recommend approval

☒ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: Bulverde is on the MTP and req 2 min.
of 110' ROW.

Loop 1604 is on the MTP and Txdot system
req. 2 min of 110' ROW and Txdot release

Signature

Title

Date

Signature

Title

Date

May 8, 2000 MH Jr.

TRANSMITTAL



To: CITY OF SAN ANTONIO

Date: 6/2/00

Attn: Michael Herrera
Planning Department

(210) 207-7900

Re: F.C.S. Fischer POADP

| QUANTITY | DESCRIPTION |
|----------|--|
| 1 | 8-1/2" x 11" Xerox Reduction – POADP Revised 5/24/00 |
| | |
| | |
| | |
| | |
| | |
| | |

If enclosures are not as noted, kindly notify us at once.

☐ **For Approval** ☒ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS _____

Please attach this exhibit to the revised POADP package submitted earlier this week. Thank You.

From: Shauna Weaver

Project No.: 4763-04

cc: file

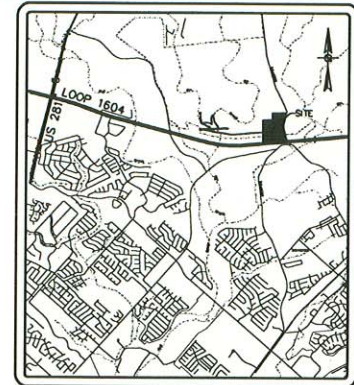
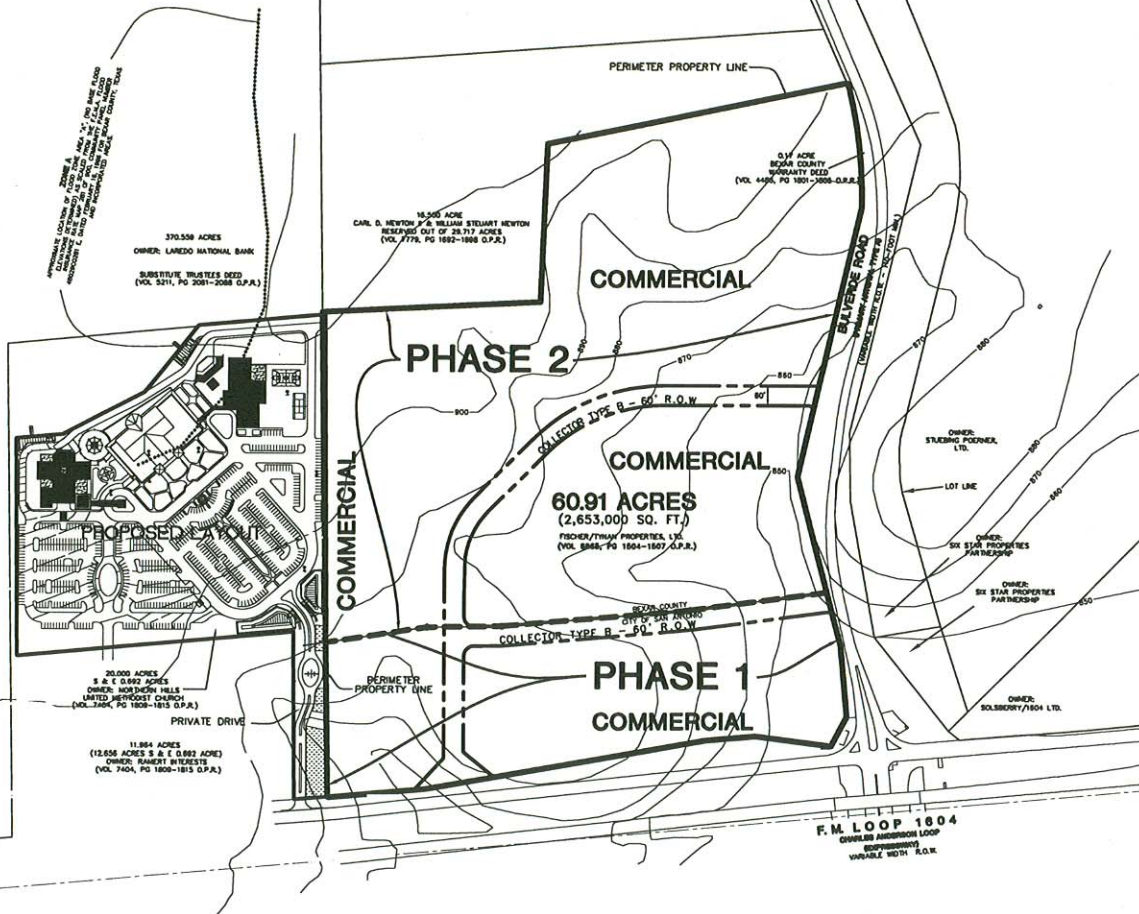
PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

RECEIVED
PLANNING DEPARTMENT
JUN 5 2000

RECEIVED
00 JUN -2 PM 2:08

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



LOCATION MAP
NTS

SCALE: 1"=200'

LEGEND

- CITY LIMIT LINE
- - - - - PHASE BOUNDARY LINE
- PROPERTY LINE

***** FEMA 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0 95 AND 232, DATED FEBRUARY 16, 1995 FOR BEAR COUNTY AND INCORPORATED AREAS.

| COMMERCIAL DEVELOPMENT | ACREAGE |
|------------------------|---------|
| PHASE 1 | 15.88 |
| PHASE 2 | 45.03 |
| TOTAL | 60.91 |

NOTE
THIS PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. PLEASE REFERENCE IMPERVIOUS COVER MASTERPLAN SUBMITTED TO SAWS AQUIFER STUDIES ON APRIL 14, 2000.

DEVELOPER
F.C.S. FISCHER, LTD
601 SONTERRA
SAN ANTONIO, TEXAS 78258

POADP NO. **457-A**
(PREVIOUSLY EXPIRED POADP #457)

F.C.S. FISCHER, LTD. - 60.91 ACRE TRACT
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
POADP NO. _____

JOB NO. 4783-04
DATE APRIL 2000
DESIGNED SGO
CHECKED S.W. BARNES/SGO
SHEET 1 OF 1

PAUL PETERSON & ASSOCIATES
CIVIL & ENVIRONMENTAL
SAN ANTONIO, TEXAS 78204
761-374-0000
380 EAST BURNETT

RECEIVED

00 MAY 30 PM 2:16

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



May 24, 2000

Mr. Emil R. Moncivais, AIA, AICP
Director of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: F.C.S. Fischer, Ltd.
POADP

Dear Mr. Moncivais:

We are in receipt of your letter dated May 17, 2000 (copy attached) pertaining to the non-acceptance of the POADP for F.C.S. Fischer Ltd. You listed several reasons for non-acceptance of the POADP. Kindly accept the following as direct responses to the issues cited in your letter:

- 1.(a) On the attached revised POADP, we have made the perimeter boundary clear and distinct.
- 1.(e) The proposed circulation system was provided on the previously submitted POADP.
- 1.(h) The existing adjacent perimeter streets were included in the original submittal of the POADP including right-of-way widths. However, to clarify this, we have indicated the 1604 current configuration, the proposed adjacent church layout and graphically shown the right-of-way widths on the attached revised POADP.
- 2.(d) The collector streets that are proposed on this POADP are to serve the proposed commercial uses within this development. A 1-foot non-access easement which restricts access from this property to the collector streets will not be provided.

Please note that Section 35-4110 of the code refers to major thoroughfares and not collectors and paragraph (d)(2) references under what conditions the Director of Public Works can grant "additional points of access" not prevent access.

3. This development is intended to be self sufficient commercial use with no-through public traffic from adjoining property.

PAPE-DAWSON ENGINEERS, INC.

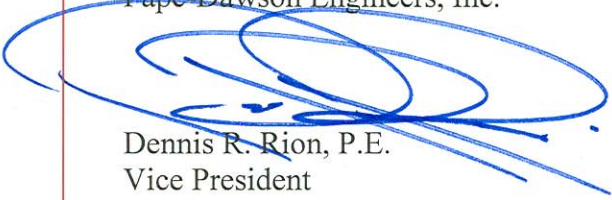
555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Mr. Emil R. Moncivais, AIA, AICP
F.C.S. Fischer, Ltd.
May 24, 2000
Page 2 of 2

4. We have provided a digital file of the revised POADP.
5. Although we are communicating with TxDOT, the current UDC does not require a letter from TxDOT for POADP approval.
6. The revised POADP and application now reflects the existence of the previously approved POADP No. 457.

We feel that we have met the requirements of the code with this POADP and request Planning Commission review if there are additional comments. If you have any questions or comments regarding this matter, please contact me at 210/375-9000.

Sincerely,
Pape-Dawson Engineers, Inc.



Dennis R. Rion, P.E.
Vice President

Attachments

cc: Andrew J. Ballard, City Engineer w/attachment
Rick Sheldon w/attachment
Gene Dawson, Jr. w/attachment

4763/02/WORD/LETTERS/000524A1

TRANSMITTAL



To: CITY OF SAN ANTONIO

Attn: Michael Herrera
Planning Department

(210) 207-7900

RECEIVED
00 MAY 30 10 2: 5/26/00
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Re: F.C.S. Fischer POADP

| QUANTITY | DESCRIPTION |
|----------|-------------------------------|
| 6 | Blueline prints revised POADP |
| 1 | Revised POADP application |
| 1 | Diskette |
| 1 | Redline copy POADP |
| 1 | Review letter dated 5/17/00 |
| 1 | Response letter dated 5/24/00 |

If enclosures are not as noted, kindly notify us at once.

☒ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS _____

From: Shauna Weaver *SW*

Project No.: 4763-04

cc: file

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL



To: City of San Antonio – Planning

Date: 04/19/00

Attn: Elizabeth Carol
114 W. Commerce
San Antonio, Texas

Re: 60.91 Acre FCS Fischer Tract POADP

| QUANTITY | DESCRIPTION |
|----------|----------------|
| 5 | POADP Exhibits |
| | |
| | |
| | |
| | |

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☒ As Requested ☐ For Review and Comment

COMMENTS

RECEIVED
00 APR 19 PM 3:47
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

From: Trey Marsh

Project No.: 4763.04

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL



RECEIVED

02 MAY 17 PM 1:59

To: City of San Antonio

Date: 5/16/02

Attn: Michael Herrera

114W. Commerce St., 4th Floor

San Antonio, TX 78205

LAND DEVELOPMENT
SERVICES DIVISION

Re: F.C.S. Fischer 61 Acre Tract (POADP 457-A)

| QUANTITY | DESCRIPTION |
|----------|---|
| 1 | Memo |
| 1 | Copy of Northern Hills United Methodist Church II |
| 1 | Copy of POADP Tracking Chart |
| 1 | Copy of F.C.S. Fischer, LTD. - 60.91 Acre tract POADP |
| | |
| | |

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY 20 AM 7:57

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☒ For Your Use ☐ As Requested ☒ For Review and Comment

COMMENTS

Get w/ Tour Sheet
on file

From: Curtis Lee

Project No.: 4763-14

cc: file

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

MEMO



RECEIVED
02 MAY 17 PM 1:8

LAND DEVELOPMENT
SERVICES DIVISION

To: Michael Herrera
Date: 5/16/02
Re: F.C.S. Fischer 61 Acre Tract
(POADP 457-A)

Please find attached a copy of the approved POADP number 457-A, the subdivision plat for Northern Hills United Methodist Church (Plat #990372), and the POADP tracking chart from Planning Department web site. The Northern Hills subdivision plat was recorded on May 24, 2001. Please be aware that a drainage detention easement located on the 61-Acre tract was platted with the Northern Hills subdivision plat, which would validate the POADP for the 61-Acre tract. However, this plat is not listed on the Planning Department tracking chart.

Based on the above information, we are requesting documentation that the F.C.S. Fischer POADP is valid. This documentation may include simply updating the POADP tracking chart. We appreciate your time and consideration of this request.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY 20 AM 7:57

From: Shauna Weaver, P.E. 

Project No.: 4763-14

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TPLTM210

PLAT APPLICATION (1)

06/03/02

CMD: 210 PLAT: 1999000372 NAME/KEY: AGENCY:

PLAT NBR: 1999000372 PLAT NAME: NORTHERN HILLS UNITED METH CHRCH II
OWNER AGENCY: PLAN

POADP NBR: POADP NAME:

APPLICATION DATE: 7 15 1999

EXPIRATION DATE: 7 14 2001

TYPE (REPLAT, VACATE, ...): S

DEFERRED (Y/N):

MAJOR/MINOR(1,2): 2

X/Y COORDINATES: X: 111111 Y: 222222 X: Y:
(1ST SET REQUIRED) X: Y: X: Y:

LOC DESC: 518/B3 FMB
CCD-10

CURRENT PLAT STATUS: STATUS DATE: PLAT ACTIVE ?(Y/N): Y

'220' APPLICATION(2) 'PF3' MENU

TPLTM220

PLAT APPLICATION (2)

06/03/02

CMD: 220 PLAT: 1999000372 NAME/KEY: _____ AGENCY: _____

PLAT NBR: 1999000372 PLAT NAME: NORTHERN HILLS UNITED METH CHRCH II

ICL(Y/N): Y TOWN CODES: _____ COUNTY CODE: _____

PARKLAND/GREENBELT/OPEN SPACE: N OVER OR ADJACENT TO LANDFILL: N
OVER EDWARDS RECHARGE ZONE: Y WITHIN FLOOD PLAIN: N

WATER SERVICE: SAWS _____ SEWER SERVICE: SAWS _____

LINEAR FEET OF NEW STREETS: PUBLIC: _____ PRIVATE: _____

| LAND AREA TYPE: | <---ADDED---> | | <---VACATED---> | |
|-------------------|---------------|-------------|-----------------|-------|
| | LOTS | ACRES | LOTS | ACRES |
| SINGLE FAMILY | _____ | _____ | _____ | _____ |
| NON SINGLE FAMILY | 1 _____ | 18.94 _____ | _____ | _____ |
| PUBLIC DEDICATION | _____ | _____ | _____ | _____ |

'230' NAMES '240' FEES 'PF3' MENU

TPLTM230

PLAT RELATED NAMES

06/03/02

CMD: 230 PLAT: 1999000372 NAME/KEY: _____ AGENCY: _____

PLAT NBR: 1999000372 PLAT NAME: NORTHERN HILLS UNITED METH CHRCH II

1 OWNER

NAME CODE: _____ NAME TYPE: _____ PHONE: (210) 654 - 0881 EXT _____
BUSINESS: _____
CONTACT: CHARLES D. COLLEY JR. _____
ADDRESS: 14207 _____ HIGGINS RD. _____ APT/SPACE: _____ BLDG: _____
CITY: SA _____ ST: TX _____ ZIP: 78217 _____ STATUS: _____
NOTE: _____

2 ENGINEER/SURVEYOR

NAME CODE: _____ NAME TYPE: _____ PHONE: (210) 375 - 9000 EXT _____
BUSINESS: _____
CONTACT: PAPE/DAWSON ENGS. _____
ADDRESS: 555 _____ E RAMSEY DR. _____ APT/SPACE: _____ BLDG: _____
CITY: SA _____ ST: TX _____ ZIP: 78216 _____ STATUS: _____
NOTE: _____

'PF7' BKWD 'PF8' FRWD 'PF3' MENU

| MDP / POADP / PUD PLAN & Subdivision Plat HISTORY | | | | | | | | | | | | | | |
|---|------------------|--|----------|--------------------|------------|----------------|---------|-------------|------------|------------|-----------------|---------|------------------|-------------------------|
| MDP/ POADP # | P.U.D. REF. # | MDP/ POADP NAME | PUD Name | ENGINEER DEVELOPER | Aquifer | City limits | Acres | Landuse | DATE ACPT. | DATE EXP. | Cross Reference | STATUS | PLAT NO.? | PLAT APPR. DATE |
| 456 | | Fisher 93 Acre Tract (Purged 8/24/01) | | Pape Dawson | yes | yes | 94.00 | res/comm | 1/20/1995 | 7/21/1996 | none | | | |
| 457 | | Fisher 61 Acre Tract | | Pape Dawson | yes | both | 61.00 | res/comm | 1/20/1995 | 7/21/1996 | none | | | |
| 457-A | | F.C.S. Fisher 61 Acre Tract | | Pape Dawson | yes | both | 61.00 | comm | 6/2/2000 | 12/2/2001 | 457 | 18 | | |
| | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | |
| 458 | | Oliver Ranch | | Pape Dawson | yes | no | 890.00 | res/comm | 1/20/1995 | 7/21/1996 | none | valid | | |
| | 99-028 | Arroyo Cristal unit 1 Lookout Canyon VA U-1 PUD | | | | | | | | | | | 960247 000261 | 7/10/1996 12/13/2000 |
| 459 | | Harvant Oaks(Purged8-23-00) | | Pape Dawson | yes | no | 170.00 | acres | 1/20/1995 | 7/21/1996 | none | | | |
| 460 | | Flamingo Homes | | Pape Dawson | yes | no | 746.00 | res/com | 1/20/1995 | 7/21/1996 | 363 | valid | | |
| | | Eichbaum U-1 | | | | | | | | | | | 960178 | 6/26/1996 |
| | | Century Oaks Estates U1 | | | | | | | | | | | 980442 | 3/24/1999 |
| | 98-025 | Century Oaks Estates Unit 1B PUD | | | | | | | | | | | 000174 | 11/22/2000 |
| 460-A | | Flamingo Homes (Amending 460) | | W.F. Castella | yes | yes | 521.40 | resid/comm | 6/18/2001 | 12/18/2002 | none | 18 | | |
| | | | | | | | | | | | | | | |
| 461 | | Adobe Ranch | | Pape Dawson | yes | no | 1465.00 | res/com | 1/20/1995 | 7/21/1996 | 7487 | invalid | | |
| 462 | | Woodland Hills | | Pape Dawson | no | both | 1056.00 | res/open sp | 1/20/1995 | 7/21/1996 | 248 | | | |
| | | (Purged 10-9-00) | | | | | | | | | | | | |
| 463 | | Umbell Oaks | | Vickrey & Assoc. | yes | yes | 438.00 | res/comm | 1/20/1995 | 7/21/1996 | 441/463-B | invalid | | |
| | | Umbell Oaks | | | | | | | | | | | 940764 | |
| 463-B | | Umbell Oaks | | Vickrey & Assoc. | yes | yes | 306.00 | comm | 2/24/1997 | 8/26/1998 | 463/441 | 18 | | |
| | | Umbell Oaks Utility Easement | | | | | | | | | | | 980400 | 6/24/1998 |
| | | Umbell Oaks | | | | | | | | | | | 970764 | 2/10/1999 |
| 463-C | | Umbell Oaks | | Vickrey & Assoc. | yes | yes | 306.24 | res/comm | | | 463/441 | | | |
| | | | | | | | | | | | | | | |
| 464 | | Creekside | | RAYCO | no | no | 265.00 | residential | 6/9/1995 | 12/8/1996 | 275 | valid | | |
| | | Creekside Unit 1 | | | | | | | | | | | 950241 | 8/9/1995 |
| | | Creekside Unit 2 | | | | | | | | | | | 950359 | 10/25/1995 |
| | | Creekside Unit 3 | | | | | | | | | | | 950436 | 2/14/1996 |
| | | Creekside Unit 4 | | | | | | | | | | | 960080 | 3/27/1996 |
| | | Creekside U5 | | | | | | | | | | | 960408 | 11/27/1996 |
| | | Creekside U5A | | | | | | | | | | | 960409 | 11/13/1996 |
| | | Creekside u6 | | | | | | | | | | | 980014 | 3/11/1998 |
| | | Creekside U7 | | | | | | | | | | | 970086 | 2/26/1997 |
| 465 | | Briggs (Purge 4/16/01) | | Pape Dawson | no | no | 928.00 | residential | 3/17/1995 | 9/15/1996 | 276 | | | |
| 466 | | Sendero Ranch (or 411) | | Alamo Consul | EMPTY FILE | | | | 3/6/1995 | 9/4/1996 | | valid | | |
| | | Sendero Ranch Unit 2A | | | | | | | | | | | 940360 | 12/27/1995 |
| | | Sendero Ranch Unit 3A | | | | | | | | | | | 960111 | 6/26/1996 |
| 466-B | | Sendero Ranch | | Alamo Consul | yes | no | 633.00 | residential | 9/10/1997 | 3/12/1999 | | | | |
| | | Sendero Ranch | | | | | | | | | | | 970190 | 9/24/1997 |
| | | Sendero Ranch U1A | | | | | | | | | | | 980348 | 7/8/1998 |
| | | Sendero Ranch U4R PUD | | | | | | | | | | | 980370 | 1/27/1999 |
| | | Sendero Ranch U3R | | | | | | | | | | | 990199 | 5/26/1999 |
| 467 | | Stage Coach Run | | W. F. Castella | EMPTY FILE | | | | 3/7/1995 | 9/5/1996 | | valid | | |
| | | Stage Coach Run Unit 1 | | | | | | | | | | | 950066 | 4/12/1995 |
| | | Stage Coach Run Unit 2 | | | | | | | | | | | 960136 | 6/26/1996 |
| | | Guilbeau Gardens PUD 2 | | | | | | | | | | | 970118 | 6/18/1997 |
| 468 | | Highlands Ranch | | Pape Dawson | no | no | 552.00 | residential | 3/3/1995 | 9/1/1996 | none | | | |
| | | Highland Ranch Unit 1 PUD | | | | | | | | | | | 950070 | 8/9/1995 |
| 469 | | Chelsea Creek Unit 1 & 2 | | MBC Eng. | yes | yes | 22.00 | residential | 3/17/1995 | 9/15/1996 | 202 | | | |
| | | Chelsea Creek Unit 1 PUD | | | | | | | | | | | 950254 | 10/11/1995 |
| | | Chelsea Creek Unit 2 PUD | | | | | | | | | | | 960031 | |
| | | Chelsea Creek U1 PUD | | | | | | | | | | | 980251 | 10/14/1998 |
| 470 | | Weidner Schertz | | Civil Eng. | EMPTY FILE | | | | 7/14/1995 | 1/12/1997 | | | | |
| | | Weidner Schertz Business Park | | | | | | | | | | | 950170 | 8/9/1995 |
| | | Weidner Schertz BP U2 | | | | | | | | | | | 980368 | 11/25/1998 |
| 471 | | Wetmore Subdivision | | W. F. Castella | no | yes | 27.00 | residential | 7/7/1995 | 1/5/1997 | none | | | |
| | | Wetmore Heights Unit 2 | | | | | | | | | | | 950175 | 9/27/1995 |
| | | Wetmore Heights Unit 1 | | | | | | | | | | | 950176 | 8/23/1995 |
| 472 | | withdrawn | | | | | | | | | | invalid | | |
| 473 | | Village Subdivision, The | | Brown Eng. | | | | | 7/7/1995 | 1/5/1997 | | | | |
| | | Village Unit 9A, The | | | | | | | | | | | 950153 | 8/23/1995 |
| | | Village Unit 9B, the | | | | | | | | | | | 950154 | 7/12/1995 |
| | | Village Unit 9C, The | | | | | | | | | | | 950240 | 8/9/1995 |
| | | Village Unit 9D | | | | | | | | | | | 970024 | 2/26/1997 |
| 473-A | | The Village Subdivision | | PCI Engineering | no | yes | 54.25 | res/comm | 2/22/2002 | 8/24/2003 | none | 18 | | |
| 474 | | Crosswinds | | Vickrey & Assoc. | no | no | 137.50 | comm | 5/12/1995 | 11/10/1996 | 474-B | invalid | | |
| | | Industrial Way | | | | | | | | | | | 000100 | 7/12/2000 |
| 474-B | | Crosswinds | | MBC Eng. | no | yes | 153.00 | comm | 6/4/1997 | 12/4/1998 | 474 | 18 | | |
| | | Crosswinds Ind. Park U-1 | | | | | | | | | | | 970506 | 10/10/1999 |

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 MAY 20 04 7:57

02 MAY

RE